

CORRECTION WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned **Billy R. Phillips and wife, Linda S. Phillips**, hereinafter referred to as the GRANTORS, and **Robyn L. Outlaw**, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, Billy R. Phillips and wife, Linda S. Phillips, the GRANTORS do hereby and by these presents sell, convey, and warrant unto Robyn L. Outlaw, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

8.00 acres of land being a portion of the southwest quarter of the northwest quarter of Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi, being more particularly described by metes and bounds as follows:

Commencing at a point being the intersection of the centerlines of Vinson Road and Mississippi State Highway 51, said point being the commonly accepted as the northwest corner of the southwest quarter of the northwest quarter of Section 30, DeSoto County, Mississippi; thence southerly along the said centerline of Mississippi State Highway 51, south 02 degrees 50' 00" east a distance of 437.48 feet to a point; thence easterly departing from said centerline north 87 degrees 10' 00" east a distance of 50.00 feet to a point in the east right of way line of said Mississippi State Highway 51 (100.00 foot right of way) said point the true point of beginning, (set ½" iron pin); thence easterly along the south property line of the F.E. Bennett property (128-13) and the south property line of the B.E. Work property (73-381), north 85 degrees 23' 24" east a distance of 625.23 feet to a point (set ½" iron pin); thence easterly along a portion of the south property line of the J.A. Wilbanks property (134-289), north 86 degrees 24' 14" east a distance of 290.87 feet to a point (set ½" iron pin); thence southerly along a line being parallel to said Mississippi State Highway 51, south 02

degrees 50' 00" east a distance of 482.32 feet to a point on the most westerly north property line of the Stanford Vinson property (39-208); thence westerly along said most westerly north property line of the said Stanford Vinson property and the north property line of the J. Pope property (208-361), south 85 degrees 58' 49" west a distance of 301.80 feet to a point (found 3/8" iron pin); thence westerly along the north property line of the W.A. Haustess property (196-313) south 85 degrees 10' 47" west a distance of 228.66 feet to a point (found 3/8" iron pin) said point being the northeast corner of the D. Swanson property (245-89) and the southeast property corner of the H.L. Jackson, Jr., property (245-85); thence northerly along the east property line of the said H.L. Jackson, Jr. Property north 03 degrees 59' 00" west a distance of 220.51 feet to a point (set 1/2" iron pin); thence westerly along the north property line of the said H.L. Jackson, Jr., property north 86 degrees 13' 39" west a distance of 383.62 feet to a point, (set 1/2" iron pin), said point being on the said east right of way line of Mississippi State Highway 51; thence northerly along said east right of way line north 02 degrees 50' 00" west a distance of 208.64 feet to the true point of beginning. Said described property containing 8.00 acres or 348,480 square feet, more or less.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities; subdivision and zoning regulations in effect in DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

That by way of explanation the purpose of this instrument is to correct a scrivener's error in the Warranty Deed as recorded at Deed Book 309 Page 727 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property were prorated between the parties as of December 9, 1996.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 18 day of January, 2005.

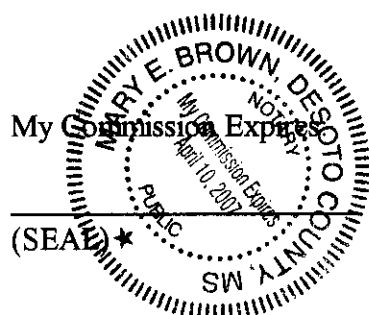
Billy R. Phillips
BILLY R. PHILLIPS

Linda S. Phillips
LINDA S. PHILLIPS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of January, 2005, within my jurisdiction, the within named BILLY R. PHILLIPS and wife, LINDA S. PHILLIPS, who acknowledged that he executed the above and foregoing instrument.

Mary E. Brown
NOTARY PUBLIC



GRANTORS' ADDRESS:

401 Vinson Road
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

4514 McIngvle Road
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
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HERNANDO, MS 38632
662-429-3469

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